

TEWENNOW
PORTHILLY, ROCK



JB ESTATES

EST. 1971

TEWENNOW

Porthilly Lane, Rock, PL27 6JX

Set in an elevated position on Porthilly Lane, this substantial detached four-bedroom residence enjoys views across the Camel Estuary toward Padstow. Set within a generous leafy plot and offering scope to modernise or redevelop, Tewennow is ideally located within walking distance of the beach, golf course, and all of Rock's local amenities. EPC D.

- Four spacious bedrooms all with estuary views (one on the ground floor with en-suite), family bathroom.
- Large sitting room with direct access into the conservatory.
- Separate kitchen and dining room with a useful utility room.
- Large garden with mature shrubs and planting including two ponds, and a variety of patio areas. In all approx. 0.28-acres.
- Driveway with parking for multiple vehicles and an integrated double garage.
- In all approx. 2,886.3 sq. ft (268.1 sq.m)

Porthilly Cove 300m, Rock Beach 800m, Polzeath 2 miles, Wadebridge 7 miles, Bodmin Parkway Train Station 17 miles, Newquay Airport 19 miles, Truro 32 miles

Viewings by appointment only

Guide Price £1,675,000

FREEHOLD





THE PROPERTY:

This substantial detached property on Porthilly Lane, just a short walk from Porthilly Cove and the village amenities. The property enjoys far-reaching views across the estuary and the surrounding countryside. Set within a generous and immaculate garden, this four-bedroom home presents an excellent opportunity for modernisation. All the bedrooms benefit from estuary views. The spacious accommodation includes a bright and airy living room with an adjoining conservatory overlooking the garden. There is a separate dining room next to the kitchen with a handy pantry, and a utility room beyond, with access to the rear enclosed patio. A large integrated double garage is located on the ground floor, providing practical storage and parking.

THE ACCOMMODATION:

GROUND FLOOR: Entrance porch | Inner Hall | W.C | Coat cupboard | Boiler room with outside access and internal stairs to Garage | Living room | Conservatory | Dining room | Kitchen | Utility room | Double bedroom with en-suite bathroom

FIRST FLOOR: Two large double bedrooms | Single bedroom (currently used as a study) | Family bathroom | W.C.

SERVICES:

Mains electricity, water and drainage. Oil fired heating.

OUTSIDE:

Access to Tewennow is via gated driveway off Porthilly Lane. Set in an elevated position on a generous plot of approx. 0.28-acres, there is ample parking for multiple vehicles and/or boat storage, alongside an integrated double garage and store. The pretty garden features a lawn with two small ornamental ponds, and a charming summer house, all surrounded by mature planting, flowering borders, and established shrubs - creating a private and peaceful outdoor retreat. Closer to the house there are several patio terraces to enjoy the sunshine and the views across the estuary and garden.

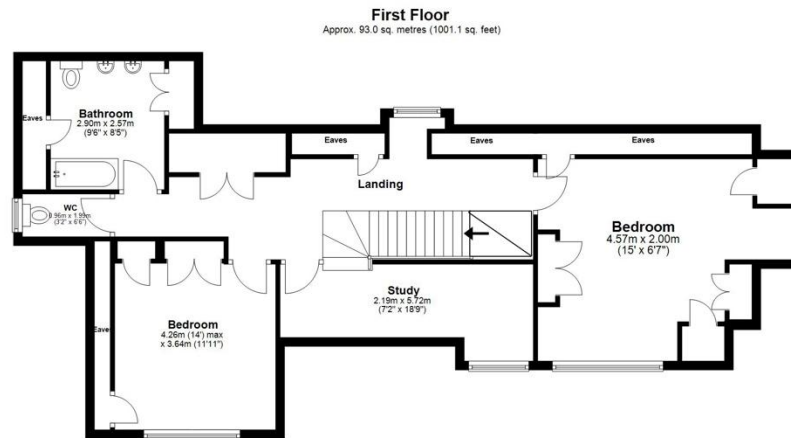
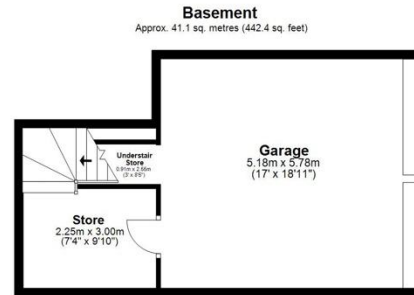
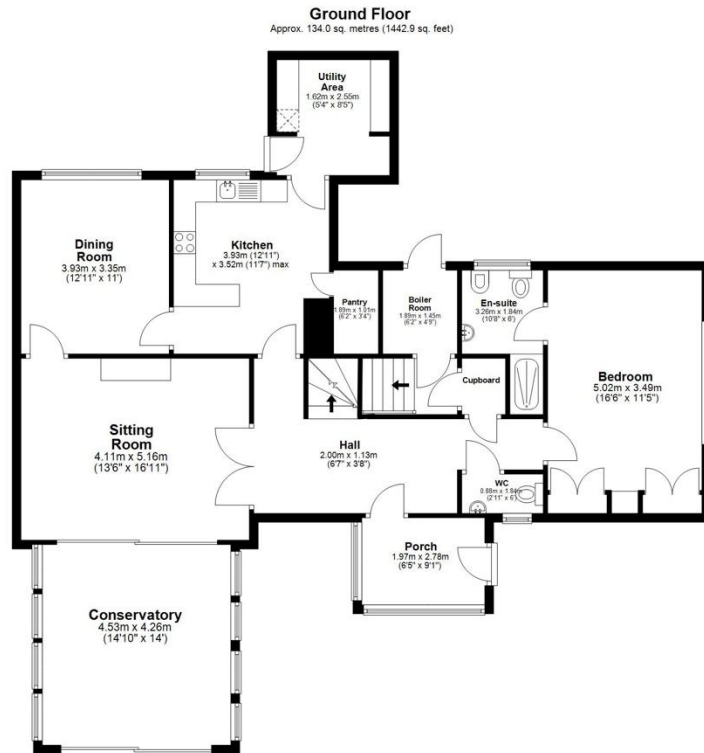


LOCATION:

From Tewennow you can walk down to Porthilly Cove, a quiet, sandy beach on the Camel Estuary that is perfect for dog walking, swimming and kayaking. The award winning Porthilly Oysters and mussels are also farmed here in the estuary's clear tidal waters. At low tide the beach connects to Rock, one of Britain's best loved and most exclusive waterside resorts with a regular passenger ferry across the water to picturesque Padstow harbour. The estuary provides a wonderful playground for sailors and water sports enthusiasts alike, with moorings and regular dinghy and shrimper races organised by the Rock Sailing Club. Activities for all ages are on offer at Camel Ski including waterskiing, wake surfing and paddle boarding. The Southwest Coast path hugs the spectacular North Cornish coast and offers access to nearby Daymer Bay, a gently sloping beach ideal for families and young children that transforms into a kite & wind surfing mecca, when conditions allow. Just around the headland, Polzeath, is one of Britain's finest surfing beaches. Off the water, St. Enodoc Golf Course lies just 1-mile down the road, set in a spectacular location with dramatic estuary views towards Stepper Point. For food lovers, there are a wealth of excellent restaurants and pubs including The Dining Room, The St Enodoc Hotel and The Mariners Pub in Rock, Nathan Outlaw's Fish Kitchen in Port Isaac, and Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 across the water in Padstow. Approximately 6-miles from Porthilly, the market town of Wadebridge offers a wide range of supermarkets and independent shops.



TEWENNEN, PORTHILLY
Total area: approx. 268.1 sq. metres (2886.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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